

TO LET

Unit 34 – Bennett Street

5,106 sq.ft. (474 sq.m.)*



BRIDGEND
INDUSTRIAL ESTATE

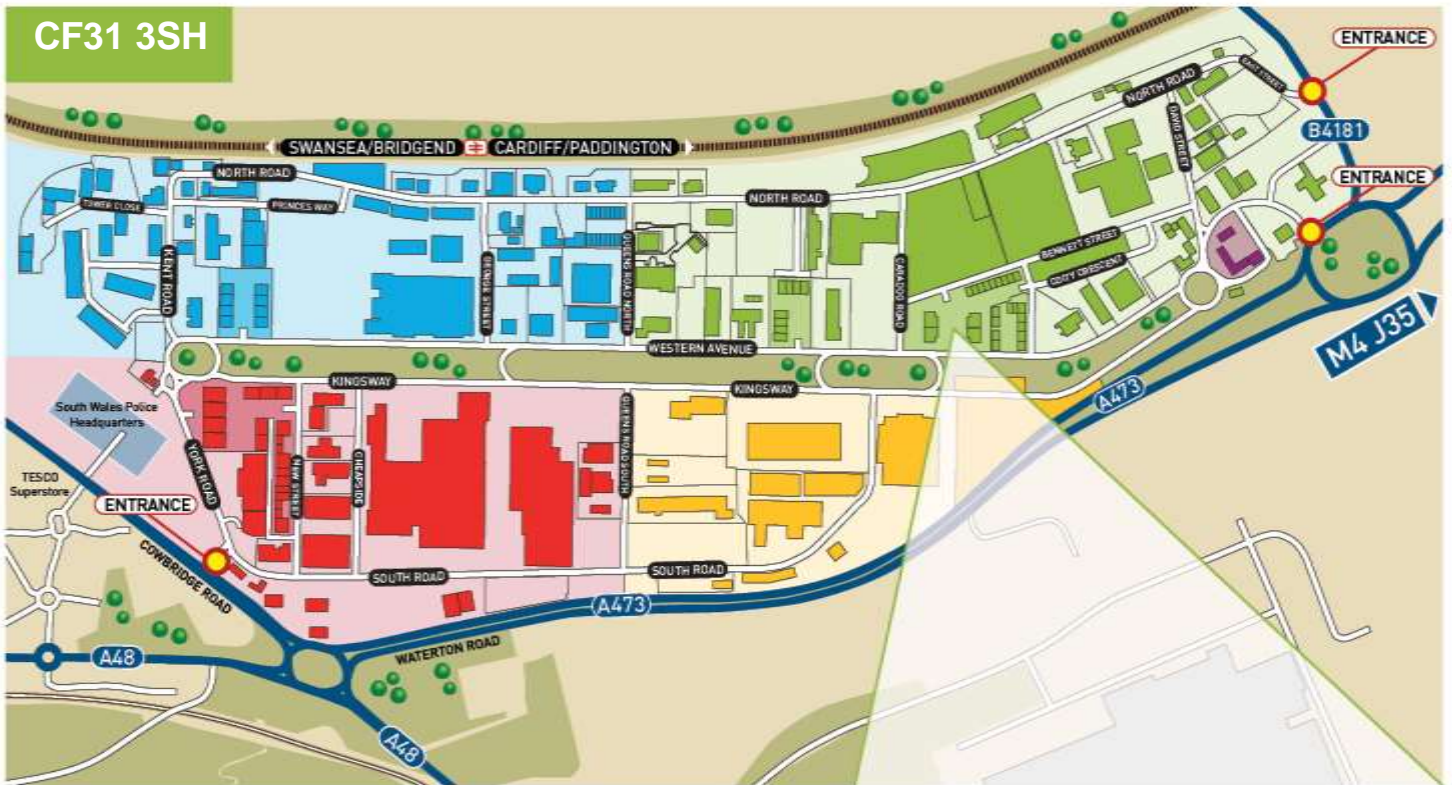
Industrial / warehouse / trade counter unit



- Popular Trade Counter Location
- Prominently Situated Adjacent to Western Avenue
- Opposite Drain Center (part of Wolseley UK Ltd)

bridgendindustrialestate.com

CF31 3SH



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5,106 sq.ft. (474 sq.m.)*

Location

The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small 'retail quarter'. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. Bennett Street is situated towards the eastern end of the Bridgend Industrial Estate, and is prominently situated adjacent to Western Avenue, one of the main arterial routes on the Estate. Neighbouring occupiers include Drain Center (part of the Wolseley Group).

Specification: A semi-detached unit comprising of:

- Steel portal frame construction;
- Brick / block/metal elevations;
- Insulated pitched roof;
- Vehicular access door;
- Single storey office/ancillary;
- Car parking available adjacent

EPC: EPC Rating 115 – 'Band E'

Rates: Ratable value (2017)
£19,500

Services: All mains services are connected to the property.

Terms: Available on a new full repairing and insuring lease.

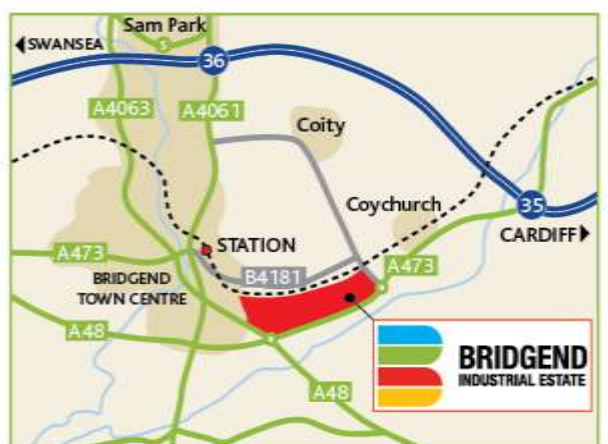
Rent: Upon application.

Service Charge: An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

Legal Costs: Each party to be responsible for their own legal costs.

VAT: All figures quoted are exclusive of VAT which is applicable.

**measurements to be confirmed and internal photographs are historic.*



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2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
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Property Misdescription Act 1991: These details are believed to be correct at the time of completion but may be subject to subsequent amendment.

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SUBJECT TO CONTRACT AND AVAILABILITY – MAY 2021